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MORTGAGE

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THIS MORTGAGE is made this 24 day of July 1979, between the Mortgagor, Robert A. Taylor, Jr. and Glenda B. Taylor (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America whose address is 201 West Main Street, Laurens, S.C. 29360 (herein "Lender").

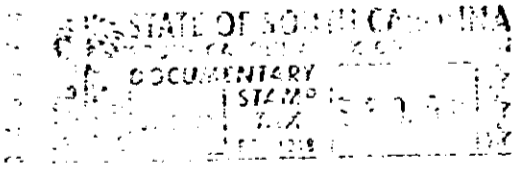
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY FIVE THOUSAND AND 50/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 24, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2008

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville being shown and designated as Tract No. 1 containing 35.54 acres on a plat of property of Mary Harrison Martin dated August 8, 1968 prepared by Robert Jordon, R.L.S. and amended December 27, 1978 by C.O. Riddie, R.L.S., and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point near the center on Martin Road at the joint corner of Property of Robert C. Schell and running thence with the approximate center of said Road, the following courses and distances: S, 33-34 W., 673 feet to a point, S. 30-59 W., 200 feet to a point, S. 36-00 W., 100 feet to a point, S. 40-34 W., 100 feet to a point at the joint corner of Tract No. 1 and Tract No. 1-A; thence leaving said Road crossing over an iron pin at 25 feet along the joint line of Tract 1 and Tract 1-A, N. 52-30 W., 685 feet to an iron pin; thence S. 37-30 W., 197.9 feet to an iron pin; thence N. 52-30 W., 764.79 feet to an iron pin; thence N. 11-35 W., 478.7 feet to a stone at the joint corner with Property of John V. Armstrong, et al; thence with the joint line of Armstrong and Robert C. Schell, N. 76-27 E., 1341.3 feet to an iron pin; thence continuing with the Property of Robert C. Schell, S. 6-15 W., 550.4 feet to an iron pin; thence S. 84-15 E., 725 feet to a point in the approximate center of Martin Road being the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of Katherine Martin Lynch dated and recorded March 26, 1979 in Deed Book 1099 at Page 239, RMC Office for Greenville County, S.C.



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which has the address of 35.4 (±) acres Martin Road Fountain Inn, South Carolina (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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